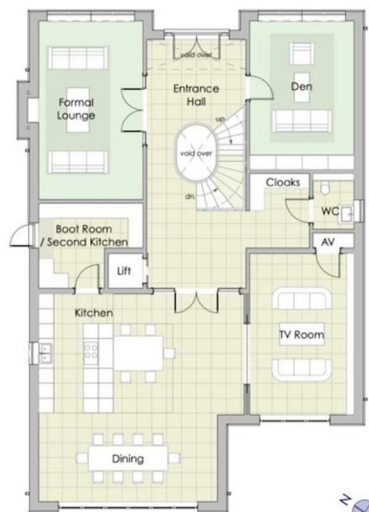




1. basement 1:100



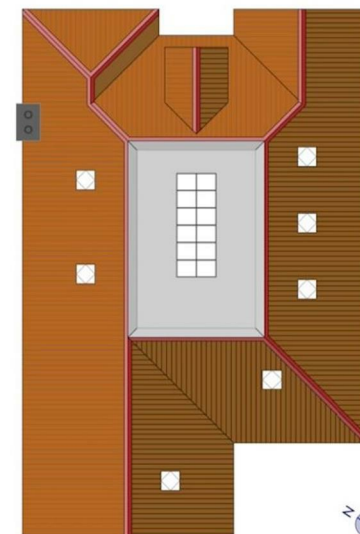
2. Ground floor 1:100



3. First floor 1:100



4. Roof space 1:100



5. Roof plan 1:100



Frontage Elevation 1:100



Side 1 Elevation 1:100



Side 2 Elevation 1:100



Rear Elevation 1:100



Rev. A 230123
to frontage AJ



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PRESTIGE & VILLAGE

UK's finest properties

NEWLANDS AVENUE, RADLETT, WD7 8EJ



Welcome to NEWLANDS AVENUE, RADLETT - a truly exceptional opportunity to DEVELOP a property that is sure to captivate even the most discerning buyer. PLOT SIZE IN EXCESS OF 0.4 ACRES

Situated in a prime location, this property boasts a unique opportunity for those looking to create their dream home. With planning permission already in place for the demolition of the existing dwelling and the construction of a replacement detached 6-bedroom house, the possibilities are endless.

PLANNING PERMISSION has been APPROVED for the demolition of existing dwelling and construction of replacement detached 6 bedroom dwelling offering almost 9000 Sq.Ft of accommodation over 4 floors from roof to basement level, offering luxury accommodation, offering luxury accommodation over 4 floors. Featuring a games room, gym and cinema room.

The existing property consists of 5 Bedrooms and a games room. Large open planned lounge and dining room. It offers comfortable living across 3 floors. The principle bedroom has a dressing room and en-suite bathroom. Bedroom two also has an en-suite. On the third floor there is a large games room with an additional guest WC.





- PLANNING PERMISSION APPROVED FOR A 6 BEDROOM DETACHED HOUSE offering luxury accommodation over 4 floors.
- EXCLUSIVE PRIVATE ROAD
- 5 Bedroom Detached
- Air conditioning in all Bedrooms and Games Room
- Fitted Kitchen with Granite worktops, 2 Dishwashers and 2 Ovens
- Utility Room
- Games Room
- Generous carriage driveway
- Stunning Garden - Currently approx' 117m (384ft) (Full plot length approx' 143m (469ft))
- Sought after location, within easy walking distance to Radlett Thameslink train station







GROUND FLOOR

ENTRANCE HALL

GARAGE (STORAGE)

9'0" x 7'7" (2.74m x 2.31m)

DINING ROOM

15'11" x 8'11" (4.85m x 2.72m)

KITCHEN

17'3" x 10'4" (5.26m x 3.15m)

The fully fitted kitchen has ample cupboard space as well as top of the range fitted appliances. Including 2 ovens and 2 dishwashers

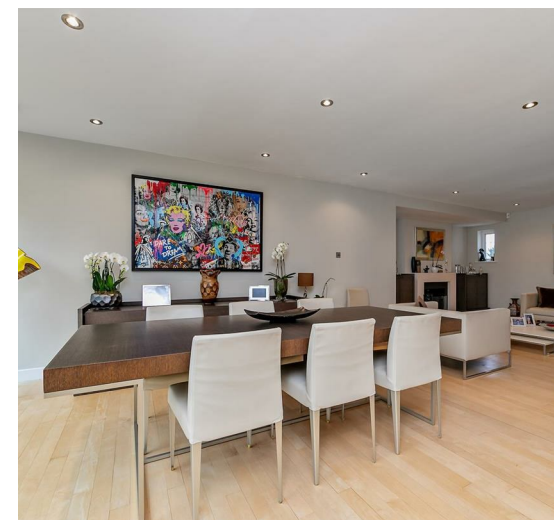
UTILITY

10'9" x 4'11" (3.28 x 1.50)

LOUNGE

30'10" x 24'8" (9.40 x 7.52)

FIRST FLOOR



MASTER BEDROOM

16'0" x 12'0" (4.88m x 3.66m)

Fitted Wardrobes and A/C unit

EN-SUITE - MASTER BEDROOM

11'5" x 8'8" (3.49 x 2.65)

DRESSING ROOM - MASTER BEDROOM

8'2" x 4'10" (2.49 x 1.48)

BEDROOM 2

14'3" x 12'1" (4.35m x 3.69m)

Fitted Wardrobes and A/C unit

BEDROOM 3

12'2" x 10'10" (3.71m x 3.30m)

Fitted Wardrobes and A/C unit

BEDROOM 4

12'1" x 9'0" (3.69 x 2.75)

Fitted Wardrobes and A/C unit

EN-SUITE - BEDROOM 4

7'8" x 5'1" (2.34m x 1.55m)





BEDROOM 5

12'1" x 10'9" (3.69 x 3.28)
Fitted Wardrobes and A/C unit

FAMILY BATHROOM

9'3" x 8'11" (2.82 x 2.72)

SECOND FLOOR

GAMES ROOM / PLAY ROOM

27'4" x 17'6" (8.35 x 5.35)

CLOAKROOM

6'11" x 3'0" (2.11 x 0.92)

OUTSIDE

REAR GARDEN

Currently approx' 117m
(384ft)

Full plot length approx' 143m
(469ft)

DRIVEWAY

The generous driveway offers parking for several vehicles





A five-bedroom detached family home. Nestled in one of Radlett's finest roads, set on almost half an acre, with extensive country views as a backdrop.

Located in a tranquil area near Radlett High Street, this property provides easy access to excellent amenities. Radlett station offers a swift commute to London St Pancras in approximately 25 minutes.





To fully appreciate the potential of this exceptional property, it must be seen in person. Schedule a viewing to experience the beautiful grounds and features first-hand.



A tranquil, highly desirable private premier road, in close proximity to the excellent amenities of Radlett High Street's many shops, restaurants, places of worships. Radlett Station, offers a fast service into London St Pancras in less than 25 minutes. Easy access to M1, A1(M) & M25. Radlett is served by a number of outstanding schools including Haberdashers Aske's for boys & girls, Aldenham school, Yavneh College & Radlett Prep



Hertsmere
Band H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	101-121		
B	81-101		
C	61-81		
D	41-61		
E	21-41		
F	1-21		
G	1-21		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	101-121		
B	81-101		
C	61-81		
D	41-61		
E	21-41		
F	1-21		
G	1-21		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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